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30 SYLVAN WAY

SEA MILLS  
BS9 2LE

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### PORCH

6'5" x 8'0"

Entrance via composite door into porch, stairs rising to first floor

### SNUG/OFFICE/LIBRARY

9'0" x 12'0"

Window to front aspect. This is a versatile multi-purpose room that can be used as a snug, home office, or library. The room also functions as a guest bedroom, with a sofa that converts into a comfortable bed when needed.

### LIVING ROOM

17'2" x 11'2"

Window to front aspect, feature fireplace, opening into dining room

### DINING ROOM

10'4" x 9'8"

Window to rear aspect, door into kitchen

### KITCHEN/BREAKFAST ROOM

18'4" x 10'8"

Window to rear aspect overlooking private family garden. Fitted with a range of wall and base units with roll top worktops. stainless steel electric double oven, induction hob with extractor canopy over, bevelled edged tiling, integral upright fridge freezer, dishwasher, ample storage, continued wood effect flooring, two radiators, half glazed door to rear lobby which leads to downstairs bathroom and garden with additional door to utility room.

### UTILITY ROOM

7'1" x 3'11"

Double glazing to side aspect, Belfast style sink unit mounted with table under, tiled splashbacks, plumbing for washing machine, space for tumble drier, continued wood effect worktops, wood effect flooring and Worcester gas boiler.

### BATHROOM

10'2" x 4'8"

Window to side aspect, fitted three piece white suite comprising double ended panelled bath with corner mixer taps, vanity unit with circular wash hand basin with mono tap over, low level WC, tiled splashbacks, tiled flooring and skirting, heated towel rail, extractor fan and access to loft space

### FIRST FLOOR LANDING

Window to rear aspect, doors leading to all rooms

### BEDROOM 1

13'6" x 11'2"

Two windows to front aspect, built-in double wardrobes, cast iron feature fireplace and radiator.

### BEDROOM 2

8'11" x 11'11"

Window to front aspect, radiator

### SHOWER ROOM

4'5" x 9'0"

Window to rear aspect, fitted three-piece white suite comprising pedestal wash hand basin with mono tap over, low-level WC, walk-in double shower cubical, tiled splashbacks, wood effect flooring, heated towel rail and extractor fan.

### BEDROOM 3

7'0" x 9'6"

Window to rear aspect, radiator

### GARDENS

Mainly laid to lawn with patio area adjacent to the property, central path which leads to a detached garden shed, mature hedgerow boundaries. To the side of the property there is a path which follows along the hedge boundaries to a security gate leading to the front garden and driveway.

### PARKING

There is parking to the front of the property.







Total area: approx. 119.9 sq. metres (1291.0 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

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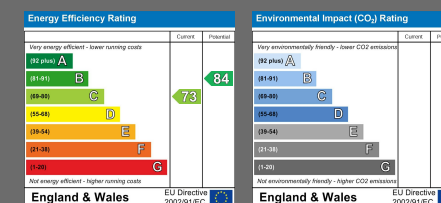
3 BEDROOMS  
TENURE - FREEHOLD

2 RECEPTION ROOMS  
IN ALL SQ.FT

2 BATHROOMS  
COUNCIL TAX BAND - C

- Extended 3-bedroom semi-detached home
- Family bathroom plus separate shower room
- Ideal family home in a sought-after location
  - Spacious kitchen/breakfast room
- Convenient access to local amenities and green open spaces

- Flexible and well-proportioned living accommodation throughout
- Near the beautiful Blaise Castle Estate and Kings Weston Estate
  - Versatile snug, home office, or library
  - Well-positioned for excellent transport links
  - Close to highly regarded local schools



Opening hours vary slightly in each office  
Mon to Fri - Usually 9am till 6pm  
Saturday 9.00am-4.00pm